



WALSHES ROAD
CROWBOROUGH - £695,000



Plum Tree Cottage, Walshes Road, Crowborough,
TN6 3RE

Entrance Porch - Entrance Hall - Sitting Room - Dining
Room - Kitchen - Downstairs WC - First Floor Landing
Three Bedrooms - Vaulted Family Bathroom - Ample Off
Road Parking - Brick Built Garden Store - Well Established
Gardens

Located on the fringes of Crowborough is this
characterful and tastefully presented detached family
house offering an attractive sitting room with inglenook
fireplace, light and airy kitchen, three bedrooms and a
spacious bathroom. Advantages also include ample off
road parking, a brick built workshop, well established
gardens and set in a plot extending to approximately
0.25 of an acre.

ENTRANCE PORCH:

Stone tiled flooring, window to front and timber door into:

ENTRANCE HALL:

Openings through into:

SITTING ROOM:

Enjoying a dual aspect with windows to front and rear
and double glazed door to rear, attractive inglenook
fireplace with oak beam, inset wood burning stove, stone
hearth along with inset lighting, additional wall light,
wood effect laminate flooring, beamed ceiling, two
radiators, tv and telephone points, fitted cupboard
housing the consumer unit and meters and timber door
with access into:

DINING ROOM:

Open fireplace with mantel and stone hearth, under
stairs storage cupboard, engineered oak flooring and
windows to front and side.

KITCHEN:

Range of matching wall and base units with solid wood
work surfaces and inset Butler sink with chrome mixer
tap, integrated dishwasher and washing machine, space
for freestanding fridge/freezer and space for gas fired
Aga, porcelain tiled flooring, recessed spot lights, double
glazed window to rear and door to rear garden, large
opening through into the dining room and door into:



DOWNSTAIRS WC:

Low level wc, wash hand basin with chrome mixer tap, chrome ladder style heated towel rail, recessed spotlight, fully tiled walling and flooring and obscure window to side.

FIRST FLOOR LANDING:

Solid wooden flooring, loft hatch with access to attic, wooden cladded walls and ceiling, wall mounted thermostat control and doors to:

BEDROOM:

Beamed ceilings, recessed spotlights, fitted carpet, fitted cupboard, radiator and dual aspect with windows to front and side.

BEDROOM:

Beamed ceilings, radiator, fitted carpet and window to front.

BEDROOM:

Vaulted ceiling and exposed beams, fitted carpet, radiator and window to rear overlooking fields.

VAULTED FAMILY BATHROOM:

Freestanding roll top bath with shower attachment, low level wc, pedestal wash hand basin, heated towel rail/radiator, fitted cupboard with slatted shelving, recessed spotlights, exposed beams, tiled flooring and window to rear.

OUTSIDE:

The garden benefits from a spacious patio area with wall surround and an expansive lawn with mature shrubs, plants and trees. In addition there are two sheds, brick built garden store room, outside lighting and tap and a large gravelled driveway with ample parking.

SITUATION:

Crowborough, the largest and highest inland town in East Sussex, is nestled within the picturesque High Weald Area of Outstanding Natural Beauty and borders the Ashdown Forest. The town centre has a charming atmosphere, offering a wide variety of supermarkets, independent shops, restaurants, and cafes. The area boasts an excellent range of schooling, alongside the Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children's playground.



The town is well-connected with a mainline railway station offering services to London, as well as a good selection of bus routes. Crowborough also offers plenty of attractions, including nature reserves, sports facilities, playgrounds, a thriving arts scene, and various annual events. To the west, you'll find Ashdown Forest, renowned for inspiring A. A. Milne's Winnie the Pooh. The forest provides an excellent setting for walking, horse riding, and enjoying breathtaking views of the Sussex countryside. The spa town of Royal Tunbridge Wells, located about eight miles to the north, offers a mainline railway station, a wide range of schools, and a diverse mix of shops, restaurants, and cafes, particularly in the historic Pantiles and Old High Street areas.

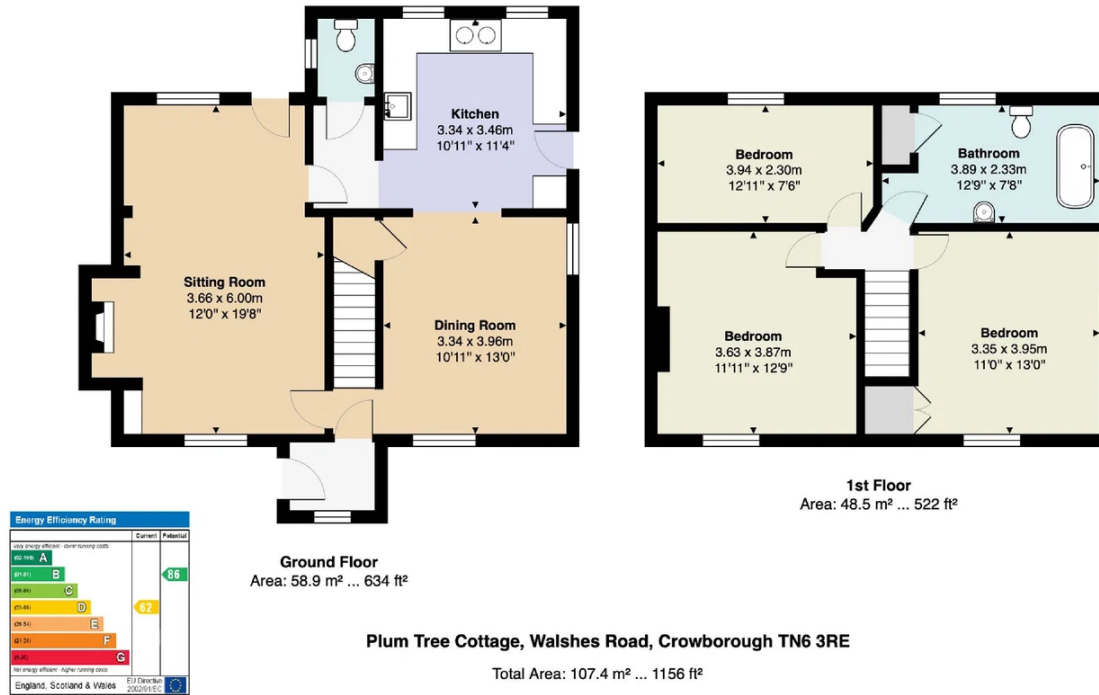
TENURE:
Freehold

COUNCIL TAX BAND:
D

VIEWINGS:
By appointment with Wood & Pilcher Crowborough
01892 665666

ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England
- www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Central Heating

AGENTS NOTE:
The vendors' of this property are a direct relation to a Wood & Pilcher member of staff.



Whilst every attempt has been made to measure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. Any services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Beacon Road, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666
Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk

